



## DOWNTOWN DEVELOPMENT COMMITTEE

May 21, 2009  
7:30 a.m.  
City Council Chambers, Upper Level  
57 E First Street

### Members Present

Jeff Jarvis, Chair  
Vern Mathern  
Kari Cluff  
Dean Taylor  
Adam Decker

### Members Absent

Linda Flick  
Gary Gallagher  
Steve Chucri  
Gregory Holtz

### Others Present

John Wesley  
Tom Ellsworth  
Debbie Archuleta  
Mia Lozano Helland

Jeff McCall  
Bob Carufel  
Tom Verploegen

#### 1. Call to Order

The May 21, 2009 meeting of the Downtown Development Committee was called to order at 7:30 a.m. at the City Council Chambers, Upper Level 57 E. First Street by Chair Jeff Jarvis.

#### 2. Approval of Minutes of the April 16, 2009 Meeting:

It was moved by Adam Decker and seconded by Vern Mathern to approve the minutes as submitted.

The vote passed unanimously

#### 3. Discuss and Take Action on an Application for Case No. GPMinor09-04 for a Minor General Plan Amendment to amend the Mesa 2025 General Plan land use designation for the site from Single Family Residential to office/Business/Industrial; and companion case Z09-10 to rezone the 200 block of East 2<sup>nd</sup> Avenue to allow the development of an office/industrial project.

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**GPMInor09-04 (District 4)** The 200 block of East 2<sup>nd</sup> Avenue (south side). Located north of Broadway Road and west of Mesa Drive (5± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Single Family Residential to Office/Business/Industrial.

Comments: Tom Ellsworth explained the application. Mr. Ellsworth explained staff had worked with the applicant to create a pedestrian feel along 2<sup>nd</sup> Avenue. Mr. Ellsworth stated there had been neighborhood concerns regarding the 3<sup>rd</sup> Avenue right-of-way. He explained that a portion of the right-of-way was being abandoned so the right-of-way would be 30' instead of 100', with 35' going to the property owners along both the north and south sides of the right-of-way. Mr. Ellsworth stated that this applicant would be installing 24' of paving in the right-of-way. The other issue was existing drainage problems along Broadway. He stated that this project should improve the drainage in this area.

Mr. McCall represented the case and stated they had worked with the City and the neighbors to resolve concerns. He stated they were in agreement with the staff report and the conditions of approval.

Bob Carufel who owns 218 East Broadway then spoke regarding the request. Mr. Carufel stated that drainage was a concern for him. He also stated the issues they discussed were based on the original site plan and not the revisions. He stated that the gutter next to a fire hydrant on Hibbert is plugged so the water diverts onto the alley. In August of 2005 his property was flooded, the City graded the alley and created a V within the alley to divert the water. In August of 2006 his property flooded again, so then the City built a berm along the alley which is working. This project will eliminate the berm, and Mr. Carufel is concerned that his property will be flooded again. He stated that the right hand lane of Broadway Road floods and he wants the storm drainage corrected. He wanted a written response from the City addressing the issue of drainage.

Mr. McCall stated he did not want to create a problem for anyone; however he cannot compel his applicant to fix a problem that is beyond his control.

Boardmember Decker confirmed that the center line of the right-of-way would not change; however, the property lines for both sides of the right-of-way would change by 35'. He confirmed the City Civil reviewers had reviewed the preliminary grading and drainage plan, and that they would further review the final plans when they are submitted for construction drawings. Mr. Decker thought this was a very nice project. He did agree that the City needed to address the issue of storm water on Broadway. Mr. Decker confirmed that there will be time to review the revised drainage plans prior to the City Council meeting. Mr. Wesley stated that the drainage will be addressed through the abandonment process as well.

Chair Jarvis confirmed the drainage is from the southwest so the water from this site would impact Mr. Carufel. He thought the run-off from the alley should go to Hibbert or Pomeroy. He confirmed that the original neighborhood participation had been with the first submittal site plans, and that the revised site plan

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addressed concerns from meetings. He also confirmed that the site plan that went out with the letters of notification were revised site plans. He confirmed that Mr. Carufel can move his fence to the new right-of-way.

Boardmember Mathern thought the catch basins should contain the water from this site. He sympathized with Mr. Carufel and thought the issues on Broadway needed to be resolved. Assuming the pump and berm will be removed in this right-of-way he thought the storm drainage on Broadway may need to be increased.

Boardmember Taylor questioned the timeline for review of this project. Mr. Wesley stated the City Council would typically take a month and then the construction drawings take another few months. He stated the Council review could be delayed to resolve the drainage issues.

It was moved by Adam Decker and seconded by Dean Taylor to recommend approval of Case No. GPMinor09-04 and companion case Z09-10 with the following stipulations:

1. Compliance with the basic development as described in the project narrative, site plan, and elevations submitted.
2. Interaction with City of Mesa Engineers and between the applicant and neighbors to address drainage issues.
3. Compliance with all City development codes and regulations.
4. Full compliance with all current Code requirements, unless modified through the site plan submitted.
5. Certificates of Occupancy and/or Completion for individual buildings shall not be granted until Zoning Ordinance required parking and landscaping are constructed for those buildings.
6. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from Rights of Way and public areas.

Vote: 5 – 0

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**Z09-10 (District 4)** 254 South Pomeroy. Located north of Broadway Road and west of Mesa Drive (12.87± acres). Rezone from TCR-3 to TCB-2 and Site Plan Review. This case will allow the development of an office/industrial project.

Comments: Tom Ellsworth explained the application. Mr. Ellsworth explained staff had worked with the applicant to create a pedestrian feel along 2<sup>nd</sup> Avenue. Mr. Ellsworth stated there had been neighborhood concerns regarding the 3<sup>rd</sup> Avenue right-of-way. He explained that a portion of the right-of-way was being abandoned so the right-of-way would be 30' instead of 100', with 35' going to the property owners along both the north and south sides of the right-of-way. Mr. Ellsworth stated that this applicant would be installing 24' of paving in the right-of-way. The other issue was existing drainage problems along Broadway. He stated that this project should improve the drainage in this area.

Mr. McCall represented the case and stated they had worked with the City and the neighbors to resolve concerns. He stated they were in agreement with the staff report and the conditions of approval.

Bob Carufel who owns 218 East Broadway then spoke regarding the request. Mr. Carufel stated that drainage was a concern for him. He also stated the issues they discussed were based on the original site plan and not the revisions. He stated that the gutter next to a fire hydrant on Hibbert is plugged so the water diverts onto the alley. In August of 2005 his property was flooded, the City graded the alley and created a V within the alley to divert the water. In August of 2006 his property flooded again, so then the City built a berm along the alley which is working. This project will eliminate the berm, and Mr. Carufel is concerned that his property will be flooded again. He stated that the right hand lane of Broadway Road floods and he wants the storm drainage corrected. He wanted a written response from the City addressing the issue of drainage.

Mr. McCall stated he did not want to create a problem for anyone; however he cannot compel his applicant to fix a problem that is beyond his control.

Boardmember Decker confirmed that the center line of the right-of-way would not change; however, the property lines for both sides of the right-of-way would change by 35'. He confirmed the City Civil reviewers had reviewed the preliminary grading and drainage plan, and that they would further review the final plans when they are submitted for construction drawings. Mr. Decker thought this was a very nice project. He did agree that the City needed to address the issue of storm water on Broadway. Mr. Decker confirmed that there will be time to review the revised drainage plans prior to the City Council meeting. Mr. Wesley stated that the drainage will be addressed through the abandonment process as well.

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Boardmember Mathern thought the catch basins should contain the water from this site. He sympathized with Mr. Carufel and thought the issues on Broadway needed to be resolved. Assuming the pump and berm will be removed in this right-of-way he thought the storm drainage on Broadway may need to be increased.

Boardmember Taylor questioned the timeline for review of this project. Mr. Wesley stated the City Council would typically take a month and then the construction drawings take another few months. He stated the Council review could be delayed to resolve the drainage issues.

It was moved by Adam Decker and seconded by Dean Taylor to recommend approval of Case No. GPMinor09-04 and companion case Z09-10 with the following stipulations:

7. Compliance with the basic development as described in the project narrative, site plan, and elevations submitted.
8. Interaction with City of Mesa Engineers and between the applicant and neighbors to address drainage issues.
9. Compliance with all City development codes and regulations.
10. Full compliance with all current Code requirements, unless modified through the site plan submitted.
11. Certificates of Occupancy and/or Completion for individual buildings shall not be granted until Zoning Ordinance required parking and landscaping are constructed for those buildings.
12. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from Rights of Way and public areas.

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4. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

a. Downtown Mesa Vision/Concept Plan.

Tom Verploegen explained that the Concept Plan was last updated 10 years ago. He reviewed the process that is underway to get ideas about the future of the downtown area and provided an overview of some of the input that has been received.

Chair Jarvis liked the idea of a downtown park but thought it should be large a central to downtown. He thought it should be close to the MAC. Mr. Verploegen suggested some of the alleys could become small gated courtyard areas. Maybe behind restaurant row. He thought the light rail proposal should be for one lane of traffic with diagonal parking, this would make downtown more pedestrian friendly. He suggested having metered parking and using that money for pocket parks and downtown events.

Boardmember Decker thought the website should be linked to the City website and needed to be easier to find. He thought they should get Federal bailout money like Phoenix. He suggested they should advertise out of the County and State. He thought the downtown should be regional. He suggested modeling the park after the downtown park in Tampa.

Boardmember Cluff confirmed Mac-Fest is doing well considering the economy and other events are starting to come because of Mac-Fest.

Boardmember Mathern stated the artist community is enthused about Mac-Fest.

5. Adjournment

With there being no further business, this meeting of the Downtown Development Committee adjourned at 8:55 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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